

Building of the residential complex „Meggy Lakópark”

Hegyeshalom, HRSZ:1368; HRSZ:0530/5

- **Developer:** *Karpatia Invest KFT.*
9200 Mosonmagyaróvár, Lucsony út.12
ID number: 25545546-2-08; statistics № 25545546-6810-113-08
- **General contractor:** *Comfort Build KFT*
4551 Nyiregyháza, Zsurlont.26
ID number: 26492805-2-15; statistics № 26492805-2-15
- **Project:** *Duna-Haus KFT*
9019 Győr, Sárkerekí út.27

1. Brief description of the project

The land plot for the construction of a residential complex is located at: 9222 Hegyeshalom, HRSZ: 1368 (address is in the process of determination), Hungary; and HRSZ: 0530/5. 9222 Hegyeshalom, Becsi út.6, Hungary



The advantageous location of the land plot attracted investors in 2015. The contract of sale with the previous owners was made in May 2016, and preparation as well as the data collection for the design of residential housing construction began.

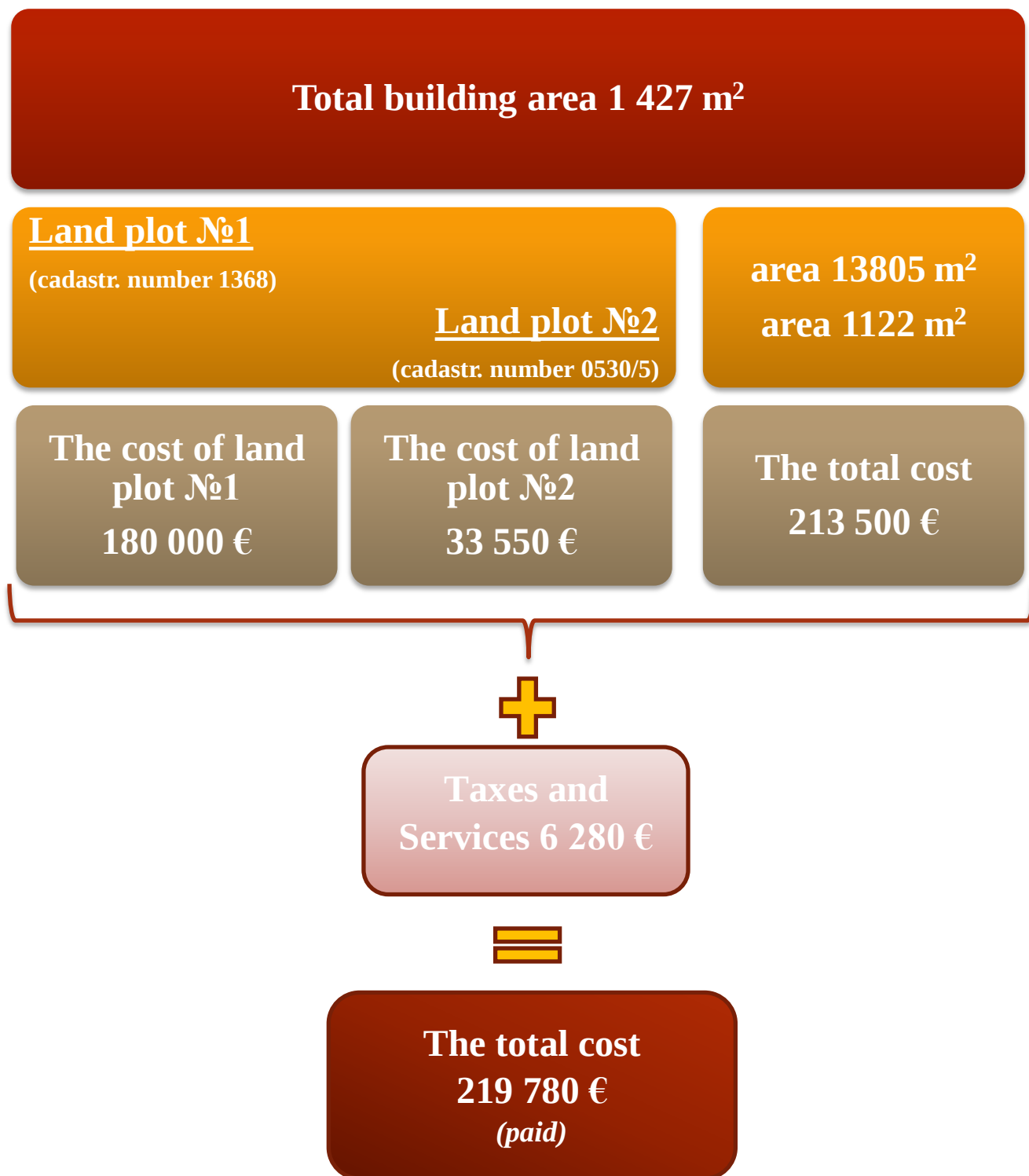


The development area is in a beautiful green area, surrounded by young trees and the river Lajta runs very close to it.

The main highlight of our project, apart from the attractive geographical location in the beautiful natural zone, is the high energy efficiency of our housing, because it is designed and built from high-quality insulation materials without the use of gas heating, using the latest technologies for heating and cooling of housing - the heat pumps.

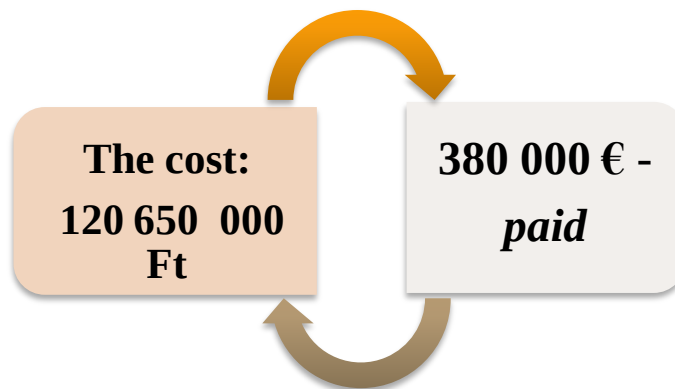
A great saving of living expenses with an individual thermal regulator for each apartment is another great advantage of our project. The installation of solar panels will also add to our project a high energy efficiency.

2. Basic business project data

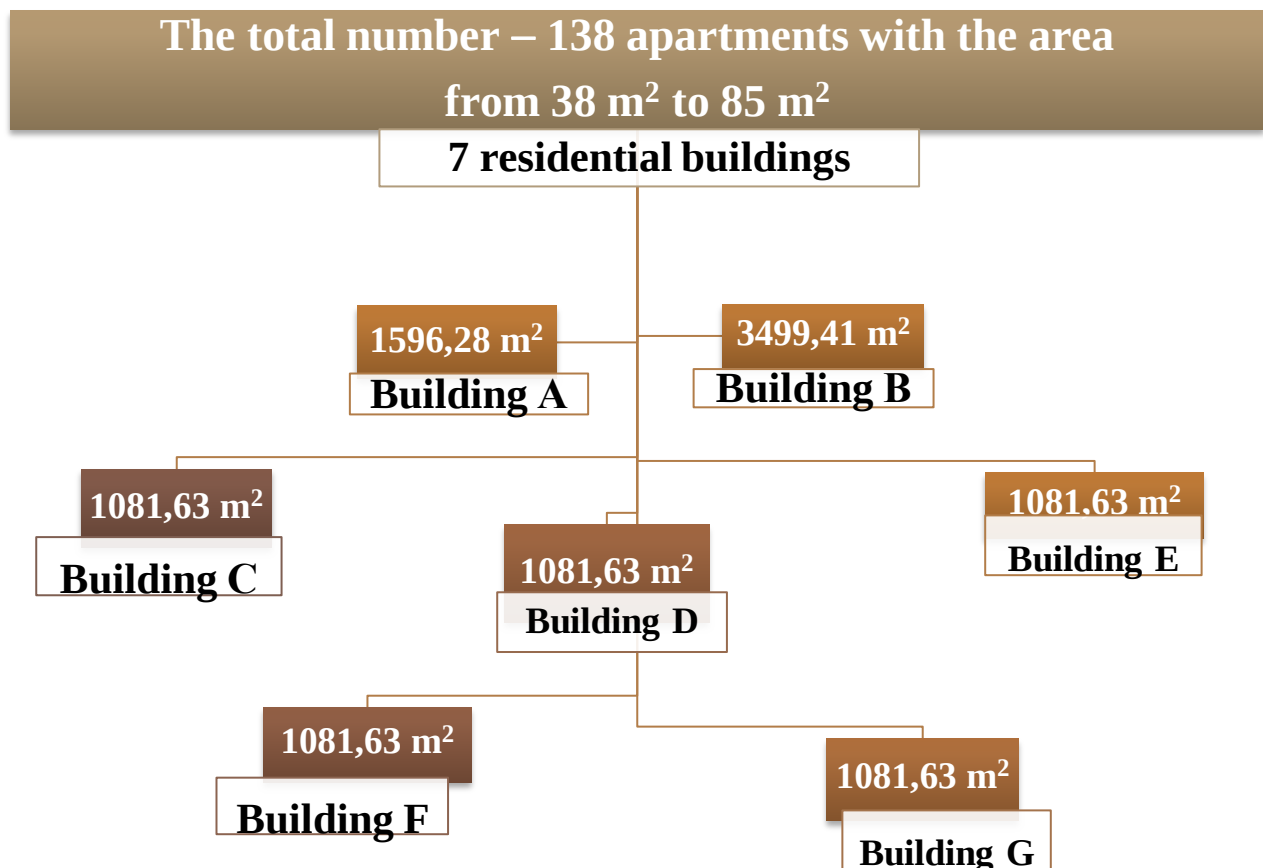


The territory of the residential quarter is equipped with private parking for 139 parking places

3. Designing a residential quarter by the project organization



- Building area of housing: $\longrightarrow$ 10 473,14 m²;
- Building area of parking: $\longrightarrow$ 1 627,85 m²;
- Building area of road: $\longrightarrow$ 1 346,19 m²;
- Building area of pavements: $\longrightarrow$ 663,78 m² ;
- Building area of terraces: $\longrightarrow$ 310,16 m²;
- Building area of green zone: $\longrightarrow$ 5 542,95 m²;



4. Design of the facades in 3D and geographic location of the plot

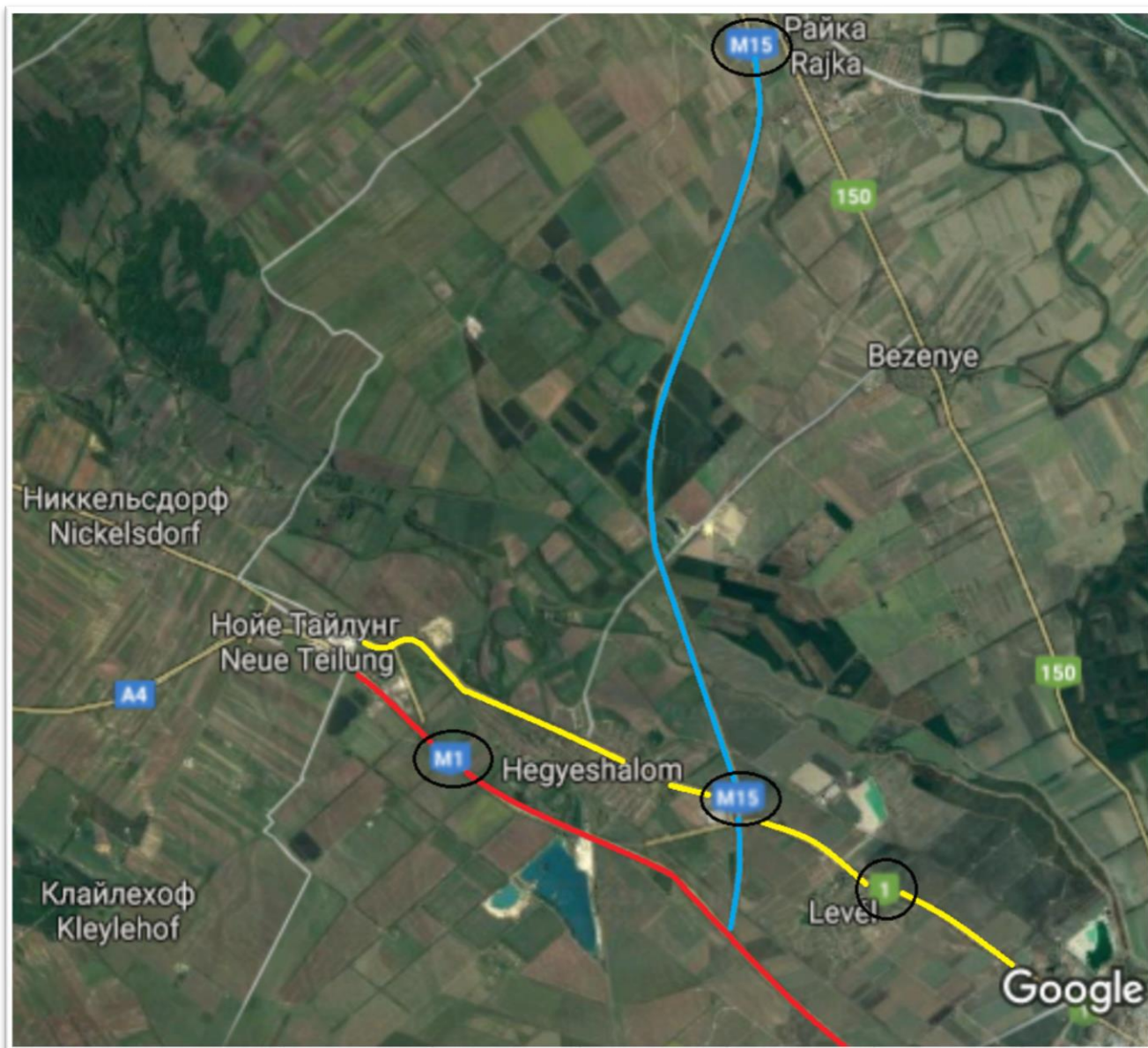


East 3D facade of the Building A

West 3D facade of the Building C



The land plot with a total area of – 14 927 m², has a convenient location at 800 m distance from the border with Austria. There are roadways **1** and **M1** of international importance connecting East and West Europe (Budapest-Vienna-Munich) and **M15** (Budapest-Bratislava-Prague).



The Hegyeshalom Railway Station is 1 600 m away, with direct access to Budapest, Vienna or Bratislava.



Location of the Hegyeshalom railway station in relation to the land plot

5. History and financial information

Construction started in March 2019 by *Karpatia Invest KFT* at the expense of its own financial resources.

At the beginning of 2019, the investments of *Karpatia Invest KFT* were:

- the land plots: 213 500 €;
- taxes and legal services: 18 000 €;
- collection of the data for designing: 8 900 €;
- residential housing design: 380 000 €;
- designing of water, sewage and drainage: 182 260 €;
- designing of road reconstruction: 21 000 €;
- designing and supplying of electricity (first part): 84 000 €;
- geological and other types of preparatory works: 43 000 €;
- dismantling of old buildings and utilization of construction waste: 42 000 €;

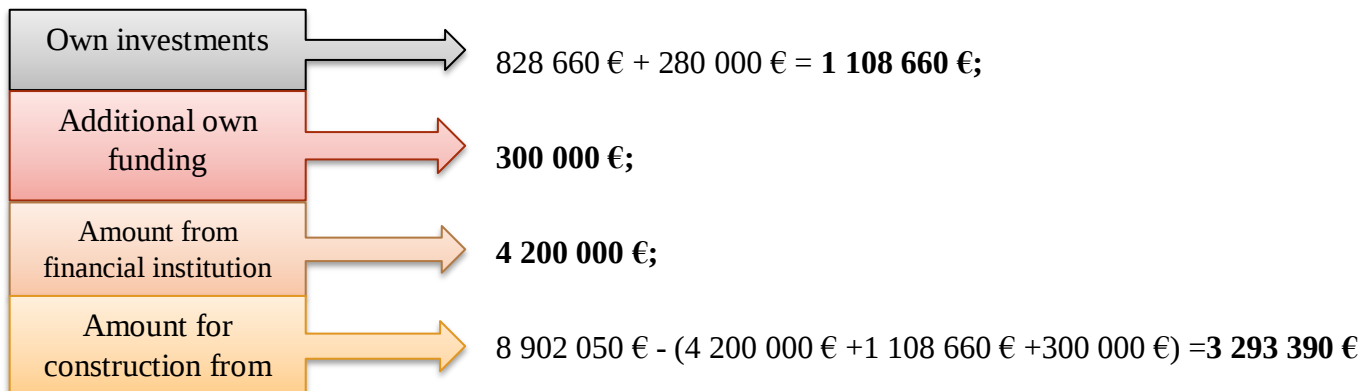
Total cost of investments – 828 660 €

From March to July 2019, *Karpatia Invest KFT* in the beginning of construction work invested in: land works, foundations, reinforcement, concrete, etc. – 280 000 €

By the end of 2019 the developer has the opportunity to attract another € 300,000 of his own funding.

In order to implement the building project of a residential complex, for developer - *Karpatia Invest KFT*, it is necessary to borrow from the financial institution a loan in the amount of 4 200 000 €. Another amount required for project development will be obtained from the sale of housing at the stage of its construction.

THEREFORE:

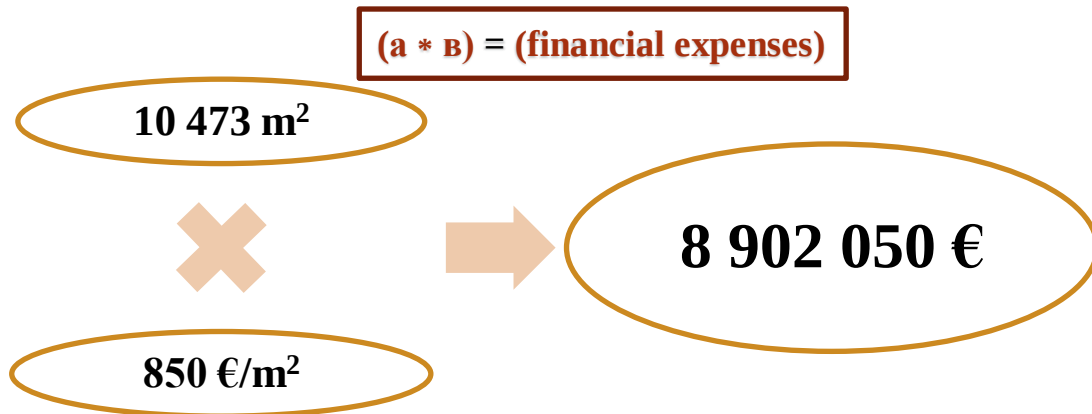


6. Calculation of the profitability of the business project

The land plot: 14 927 m²

a) housing development area: 10 473 m²

b) cost of the construction: 850 €/m²



– additional financial burden on 1 m²

- the land plot: 213 500 €
- taxes and legal services: 18 000 €
- data collection for the project: 8 900 €
- residential housing design: 380 000 €
- water, sewage and drainage design: 18 260 €
- design of road reconstruction: 21 000 €
- design and supply of electricity: 84 000 €
- geological and other types of preparatory works: 43 000 €
- dismantling of old premises: 42 000 €

TOTAL: 828 660 €

– additional financial burden: 828 660 / 10 473 ≈ 80 €

– unpredictable expenses: 5% * (850 + 80) = 46,5 €

The cost 1m² = (850 + 80 + 46,5) = 976,5 €

Profitability of invested capital

Selling of 1m² of housing: 1 750 €

Selling 1 parking space: 2 000 €

1 750 * 10 473 = 18 327 750 €

18 327 750 - 10 226 884,5 = 8 100 865,5 €

139 parking spaces * 2 000 € = 278 000 €

Total profit: 8 100 865,5 € + 278 000 € = 8 378 865,5 €